LEGEND

CWI -- Capped Iron Rod Marked "TRICE SURVEYING"

D.R.P.C.T. -- Deed Records Parker County, Texas

I.R. -- Iron Rod

I.R. -- Capped Iron Rod Marked "TH&B INC" set

P.R.P.C.T. -- Plat Records Parker county

GENERAL NOTES

1. Basis of Surveying being U.S. State Plane Grid - Texas North Central Zone (4320) NAVD88 in established using the Allied TruGrid Cooperative Network. Reference Points AB4882 for epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.

2. Vertical Datum established using the Allied TruGrid Cooperative Network. All Elevations shown are NAVD88.

3. All property corners are set 3/8" Capped Iron Rod marked "TH&B INC" unless otherwise noted.

4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect the property.

5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as foundation and flood elevations and minimum finished floor elevations data placed on this plat.


7. Sewer Disposal: On-site septic.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses all existing ditches, gullies, swales, ditches, or other natural drainage systems and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval of the County will be done within a drainage easement. No obstruction to the natural flow of water shall occur.

AMENDING PLAT

LOTS 1-55 AND LOTS 57-83

EAGLES BLUFF-PHASE 1

BEING A 196.072 ACRE TRACT OF LAND SITUATED WITHIN

THE DK HOLTFIELD SURVEY, ABSTRACT NO. 1967, SAMUEL RIDDLE, ABSTRACT NO. 1105, 18N RR CO, ABSTRACT NO. 1708, LEWIS MAXWELL, ABSTRACT NO. 1843

PARKER COUNTY, TEXAS

MAY 2019

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